

Hooterville Hunt Club, Inc.

Tax ID No: 3301907, 3301906, 3300610, 3300611

Internal Reference: ILRP\_QM\_PI\_041

Legal Description of Property

That certain tract of land being the E1/2 of the SE1/4 of the SW1/4 of S7; the W1/2 of the SE1/4 of the SW1/4 of S7; the E1/2 of the E1/2 of the N1/2 of the NW1/4 of S18; and the W1/2 of the NE1/4 of the NW1/4 of S18; T3S, R3W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Warranty Deed dated October 15, 2012, from Edward E. Egnot II, Gary W. Lowery, and Robert L. Cox to Hooterville Hunt Club, Inc., recorded in Book 823, Page 313, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.

Hooterville Hunt Club, Inc.  
Tax ID No: 3301907, 3301906, 3300610, 3300611  
Internal Reference: ILRP\_QM\_PI\_041  
Easement Legal Description

A 14.320 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACTS 1 AND II IN DEED TO HOOTERVILLE HUNT CLUB, INC., RECORDED IN BOOK 823, PAGE 313 AND BOOK 835, PAGE 323 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS (D.R.P.C.I.) AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEEDS TO HOOTERVILLE HUNT CLUB, INC., RECORDED IN BOOK 823, PAGES 314 AND 315, D.R.P.C.I., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, FROM WHICH A 3/4INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN BEARS SOUTH 84 DEGREES 31 MINUTES 23 SECONDS WEST, A DISTANCE OF 1,472.33 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1145999.98, E:2120361.21;

**THENCE** NORTH 00 DEGREES 50 MINUTES 33 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 151.25 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 83 DEGREES 28 MINUTES 09 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 608.99 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 89 DEGREES 26 MINUTES 11 SECONDS EAST, A DISTANCE OF 3,549.08 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTH 1/2 FROM WHICH A STONE MONUMENT FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 7 BEARS NORTH 00 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 2,604.07 FEET;

**THENCE** SOUTH 00 DEGREES 29 MINUTES 05 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 1/2;

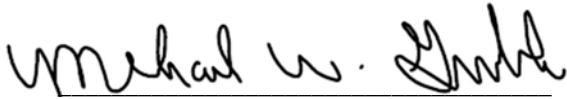
**THENCE** SOUTH 00 DEGREES 41 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 18 BEARS SOUTH 00 DEGREES 41 MINUTES 11 SECONDS WEST, A DISTANCE OF 2,604.06 FEET;

**THENCE** NORTH 88 DEGREES 59 MINUTES 47 SECONDS WEST, LEAVING THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 0.13 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 89 DEGREES 26 MINUTES 11 SECONDS WEST, A DISTANCE OF 3,539.60 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 83 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 619.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 623,777 SQUARE FEET OR 14.320 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

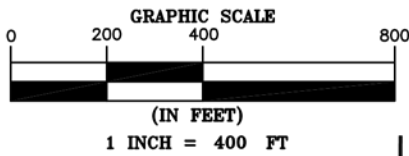


MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE:04/17/2014



# EXHIBIT "A"



ROBERT O. FAGAN,  
AS TO A LIFE ESTATE,  
ANNETTA J. FAGAN  
AS TO A LIFE ESTATE  
AND THE REMAINDER  
TO RICHARD E. FAGAN  
AND KARLA ORMOND  
BOOK 477, PAGE 82  
D.R.P.C.I.  
ILRP\_QM\_PI\_040

TRACT II  
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 313  
BOOK 835, PAGE 323  
D.R.P.C.I.  
ILRP\_QM\_PI\_041

TRACT 1  
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 313  
BOOK 835, PAGE 323  
D.R.P.C.I.  
ILRP\_QM\_PI\_041

HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 314  
D.R.P.C.I.  
ILRP\_QM\_PI\_041

S84°31'23"W 1472.33'  
P.O.R.-3/4" IRON PIPE FOUND  
SE COR SEC 12 T3S R4W

TEMBERLY MCKINNEY AND  
CHATTIE ANN LIEHR  
BOOK 350, PAGE 223  
D.R.P.C.I.  
ILRP\_QM\_PI\_039

P.O.B.  
GRID COORDINATES  
N:1145999.98  
E:2120361.21

TRACT II  
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 313  
BOOK 835, PAGE 323  
D.R.P.C.I.  
ILRP\_QM\_PI\_041

TRACT 1  
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 313  
BOOK 835, PAGE 323  
D.R.P.C.I.  
ILRP\_QM\_PI\_041

HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 315  
D.R.P.C.I.  
ILRP\_QM\_PI\_041

SECTION 18  
TOWNSHIP 3S  
RANGE 3W

SECTION 7  
TOWNSHIP 3S  
RANGE 3W

PROPOSED 150'  
WIDE EASEMENT  
14.320 ACRES  
(623,777 S.F.)

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N00°50'33"E	151.25'
L2	N83°28'09"E	608.99'
L3	S89°26'11"E	3549.08'
L4	S00°29'05"W	75.00'
L5	S00°41'11"W	75.00'
L6	N88°59'47"W	0.13'
L7	N89°26'11"W	3539.60'
L8	S83°28'09"W	619.10'

## LEGEND

D.R.P.C.I.

P.O.B.  
P.O.R.



DEED RECORDS  
PIKE COUNTY, ILLINOIS  
POINT OF BEGINNING  
POINT OF REFERENCE  
CALCULATED POINT

SECTION LINE  
SUBJECT PROPERTY LINE  
PROPERTY LINE  
PROPOSED EASEMENT CENTERLINE  
PROPOSED EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

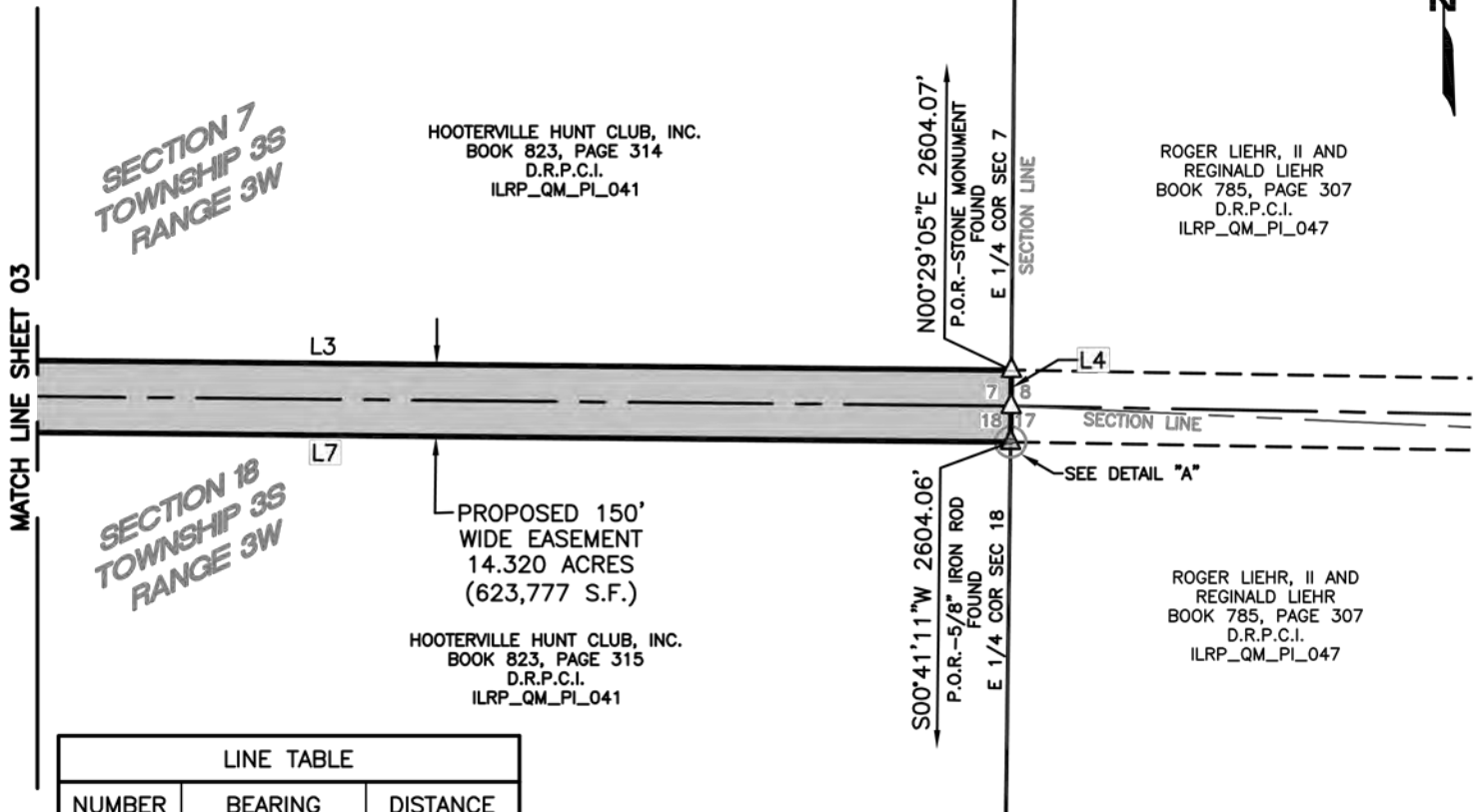
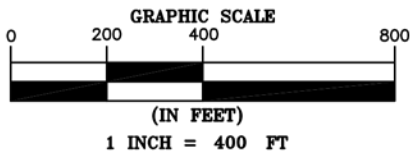
SHEET 03 OF 04

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 04/17/2014  
SCALE: 1" = 400'  
TRACT ID: ILRP\_QM\_PI\_041  
DRAWN BY: NAS

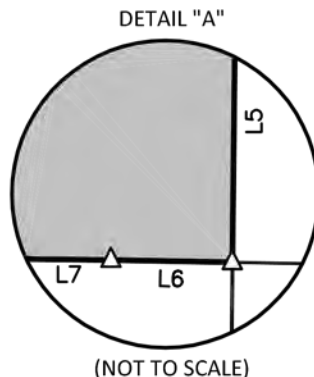


150' TRANSMISSION  
LINE EASEMENT  
QUINCY TO MEREDOSIA  
SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH,  
RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN  
PIKE COUNTY, ILLINOIS

# EXHIBIT "A"



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°50'33"E	151.25'
L2	N83°28'09"E	608.99'
L3	S89°26'11"E	3549.08'
L4	S00°29'05"W	75.00'
L5	S00°41'11"W	75.00'
L6	N88°59'47"W	0.13'
L7	N89°26'11"W	3539.60'
L8	S83°28'09"W	619.10'



## LEGEND

D.R.P.C.I.	DEED RECORDS
P.O.B.	PIKE COUNTY, ILLINOIS
P.O.R.	POINT OF BEGINNING
△	POINT OF REFERENCE
2   1	CALCULATED POINT
11   12	
---	TYPICAL SECTION CORNER
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 04 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/17/2014
SCALE: 1" = 400'
TRACT ID: ILRP_QM_PI_041
DRAWN BY: NAS



150' TRANSMISSION  
LINE EASEMENT  
QUINCY TO MEREDOSIA  
SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH,  
RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN  
PIKE COUNTY, ILLINOIS

Hooterville Hunt Club Inc.

Tax ID No: 3300701

Internal Reference: ILRP\_QM\_PI\_045

Legal Description of Property

That certain tract of land being the S1/2 of the SE1/4 of S7, T3S, R3W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Warranty Deed dated October 15, 2012, from Edward E. Egnot, John Christian, III, Edward E. Egnot, II, and Darin J. Bauer to Hooterville Hunt Club, Inc., recorded in Book 823, Page 314, Deed Records, Pike County Illinois, less and except any conveyances heretofore made.

Hooterville Hunt Club Inc.

Tax ID No: 3301903

Internal Reference: ILRP\_QM\_PI\_046

Legal Description of Property

That certain tract of land situated in the N1/2 of the NE1/4 of S18, T3S, R3W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Warranty Deed dated October 15, 2012 from Edward E. Egnot, Edward E. Egnott, II, John Christian, III, Darin J. Brauer, Gary W. Lowrey, and Robert Leigh Cox, and Yvonne Earline Cox, to Hooterville Hunt Club, Inc. recorded in Book 823, Page 315, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.

Hooterville Hunt Club Inc.  
Tax ID No: 3300701  
Internal Reference: ILRP\_QM\_PI\_045,  
ILRP\_QM\_PI\_046  
Easement Legal Description

AN 8.769 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO HOOTERVILLE HUNT CLUB, INC., RECORDED IN BOOK 823, PAGE 314 AND BOOK 823, PAGE 315 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID NORTH 1/2;

**THENCE** SOUTH 00 DEGREES 40 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 75.05 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1.22 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 89 DEGREES 35 MINUTES 05 SECONDS WEST, A DISTANCE OF 2,548.45 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

**THENCE** NORTH 04 DEGREES 02 MINUTES 30 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 75.15 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2;

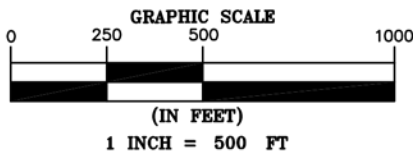
**THENCE** NORTH 00 DEGREES 24 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTH 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 89 DEGREES 35 MINUTES 05 SECONDS EAST, LEAVING THE WEST LINE OF SAID SOUTH 1/2, A DISTANCE OF 2,545.45 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTH 1/2;

**THENCE** SOUTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTH 1/2, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 381,961 SQUARE FEET OR 8.769 ACRES OF LAND, MORE OR LESS.



# EXHIBIT 1



PARCEL 2, TRACT 1  
YVONNE EARLENE COX  
BOOK 789, PAGE 346  
D.R.P.C.I.  
AND  
TRACT 1  
HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 313  
D.R.P.C.I.  
ILRP\_QM\_PI\_044



SECTION 7  
TOWNSHIP 3S  
RANGE 3W

HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 314  
D.R.P.C.I.  
ILRP\_QM\_PI\_045

SECTION 8  
TOWNSHIP 3S  
RANGE 3W

ROGER LIEHR, II AND  
REGINALD LIEHR  
BOOK 785, PAGE 307  
D.R.P.C.I.  
ILRP\_QM\_PI\_048

PARCEL 2, TRACT 1  
YVONNE EARLENE COX  
BOOK 789, PAGE 346  
D.R.P.C.I.  
AND  
TRACT 1  
HOOTERVILLE  
HUNT CLUB, INC.  
BOOK 823, PAGE 313  
D.R.P.C.I.  
ILRP\_QM\_PI\_043

SECTION 18  
TOWNSHIP 3S  
RANGE 3W

HOOTERVILLE HUNT CLUB, INC.  
BOOK 823, PAGE 315  
D.R.P.C.I.  
ILRP\_QM\_PI\_046

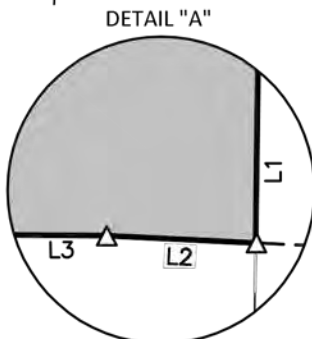
PROPOSED 150'  
WIDE EASEMENT  
8.769 ACRES  
(381,961 S.F.)

SEE DETAIL "A"



ROGER LIEHR, II AND  
REGINALD LIEHR  
BOOK 785, PAGE 307  
D.R.P.C.I.  
ILRP\_QM\_PI\_047

SECTION 17  
TOWNSHIP 3S  
RANGE 3W



DETAIL "A"

NOT TO SCALE

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°40'12"W	75.05
L2	N87°12'59"W	1.22
L3	N89°35'05"W	2548.45
L4	N04°02'30"E	75.15
L5	N00°24'46"E	75.00
L6	S89°35'05"E	2545.45
L7	S00°33'48"W	75.00

## LEGEND

- D.R.P.C.I. DEED RECORDS  
PIKE COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- △ CALCULATED POINT
- SECTION LINE (APPROXIMATE)
- PROPERTY LINE (APPROXIMATE)
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT

## NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 10/18/2013  
SCALE: 1" = 500'  
TRACT ID: ILRP\_QM\_PI\_045  
DRAWN BY: TJC



PURCHASE OPTION EXHIBIT  
150' TRANSMISSION LINE EASEMENT  
QUINCY TO MEREDOSIA  
SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH,  
RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN  
PIKE COUNTY, ILLINOIS

ILRP\_QM\_PI\_045\_POE.DWG